144.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,100 / 778,100
					USE VALUE:	778,100 / 778,100
					ASSESSED:	778,100 / 778,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUTER MARY C SPRAGUE &
Owner 2:	SUTER DAVID J
Owner 3:	
Street 1:	156 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WOODS ROBERT J/RACHEL J -
Owner 2:	-
Street 1:	156 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,922 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3922.000	344,600	3,400	430,100	778,100
Total Card	0.090	344,600	3,400	430,100	778,100
Total Parcel	0.090	344,600	3,400	430,100	778,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.99 | /Parcel: 377.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94490
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,600	3400	3,922.	430,100	778,100	778,100	Year End Roll	12/18/2019
2019	101	FV	263,100	3400	3,922.	403,200	669,700	669,700	Year End Roll	1/3/2019
2018	101	FV	263,100	3400	3,922.	333,300	599,800	599,800	Year End Roll	12/20/2017
2017	101	FV	263,100	3400	3,922.	306,500	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	263,100	3400	3,922.	279,600	546,100	546,100	Year End	1/4/2016
2015	101	FV	256,900	3400	3,922.	274,200	534,500	534,500	Year End Roll	12/11/2014
2014	101	FV	256,900	3400	3,922.	254,900	515,200	515,200	Year End Roll	12/16/2013
2013	101	FV	256,900	3400	3,922.	242,500	502,800	502,800		12/13/2012

!11278!

PRINT

Date	Time
12/11/20	01:27:57

LAST REV

Date	Time
01/18/18	07:47:50
ekelly	
11278	

USER DEFINED

Prior Id # 1:	94490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODS ROBERT J/	57681-154		10/20/2011	Change>Sale	503,000	No	No		
DONOVAN ROBERT	51021-417		4/11/2008		485,000	No	No		
	12074-159		9/11/1971		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2016	1428	New Wind	8,000	C				
11/5/2013	1628	Manual	14,000	C				
11/1/2012	1436	Redo Bas	25,000	C				
2/14/2012	138	Redo Kit	18,600					
11/30/2011	1560	Re-Roof	12,000					REFRAME FRONT ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
4/26/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
5/29/2012	Info Fm Prmt	MM	Mary M
1/20/2012	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3922		Sq. Ft.	Site		0	80.	1.37	9									430,127						430,100	

Total AC/HA: 0.09004 | Total SF/SM: 3922 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 430,127 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31079292
Const Adj.:	0.98990101
Adj $ / SQ:	162.194
Other Features:	96472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423311
Depreciation:	78736
Depreciated Total:	344575

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

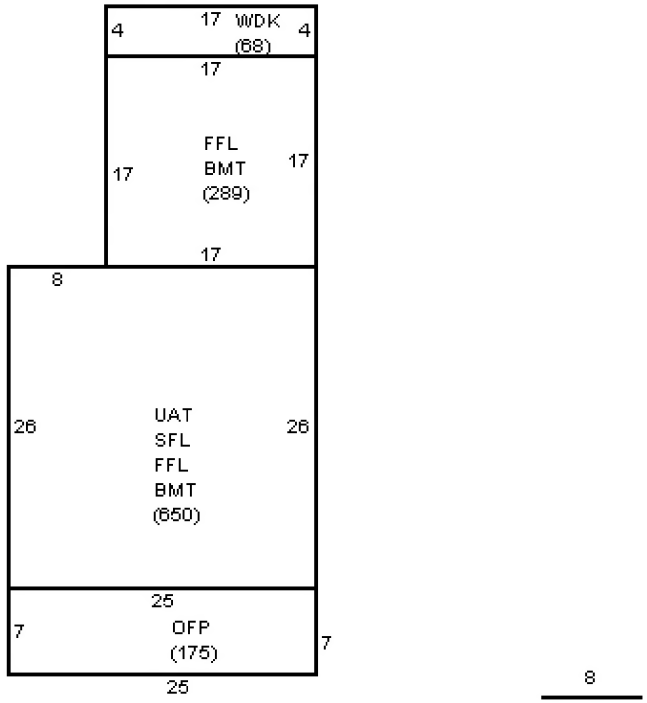
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.19
Special Features:	0	Val/Su Net:	117.45
Final Total:	344600	Val/Su SzAd	216.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	939	56.440	53,001
FFL	First Floor	939	162.190	152,301
SFL	Second Floor	650	162.190	105,426
OFP	Open Porch	175	25.670	4,492
UAT	Upper Attic	163	64.880	10,543
WDK	Deck	68	15.840	1,077

Net Sketched Area:	2,934	Total:	326,840
Size Ad	1589	Gross Are	3421	FinArea	2059
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1950	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400